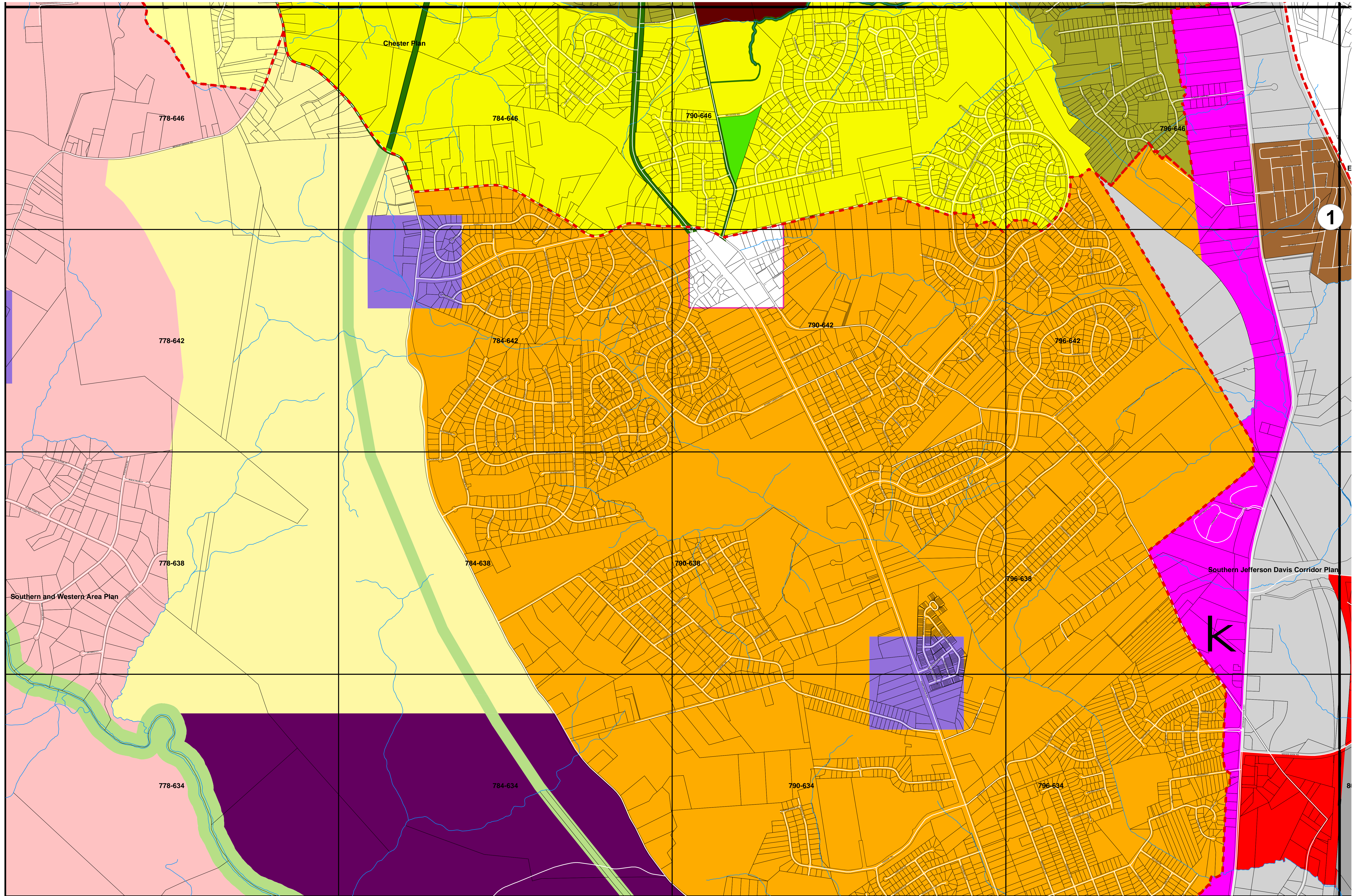


# CHESTERFIELD COUNTY, VIRGINIA

## LAND USE PLAN MAP 34

KEY  
Refer to Plan text for full definition

# See Notes Below



### Central Area Plan

(Adopted Date: January 10, 2001)

- Residential (1.0 - 2.5 D.U.A.)
- Residential (2.51 - 4.0 D.U.A.)
- Residential (7.01 D.U.A. or more)
- Office
- Mixed Use Corridor
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Light Industrial
- General Industrial
- Parks

### Chester Plan

(Adopted Date: July 27, 2005)

- Conservation/Recreation
- Residential: 1.0 unit/acre or less
- Residential: 1.5 units/acre or less
- Residential: 2.5 units/acre or less
- Residential: 7.0 units/acre or more
- Office/Residential Mixed Use
- Neighborhood Mixed Use
- Community Mixed Use
- Commercial
- Public
- Pedestrian Network

### Southern & Western Area Plan

(Adopted Date: November 12, 2003)

- 1-5 acre lots; suited to R-88 zoning
- 1.01-2.5 units/acre
- 2.51-4.0 units/acre
- Neighborhood Mixed Use Center
- Community Mixed Use Center
- Regional Mixed Use
- Refer to Intersection Map Details
- Recreation/Linear Trails
- Rural Conservation Area
- Pocahontas State Park

### Southern Jefferson Davis Corridor Plan

(Adopted Date: January 10, 2001)

- Residential 2.51 to 4.0 units per acre
- Residential 4.01 to 7.0 units per acre
- Community commercial/Mixed use corridor
- Commercial
- Light Industrial
- Industrial

### NOTES

#### Central Area Plan

##### General Note

Within all land use categories, zoning proposals should be analyzed to determine specific impacts of individual projects on existing and future development.

Transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and plan review processes.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity uses.

In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provides for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

The rural forested character of Newbys Bridge Road should be preserved. Further, any non-residential uses along Newbys Bridge Road, north of Whitepine Road Extended, should be oriented toward the interior of projects having an internal road network.

Light industrial uses adjacent to existing or future residential areas should be designed in a campus style setting to be achieved through preservation of forested character/landscaping and buildings with architectural styles and materials of the quality found in office/industrial parks such as Moorefield or the Arboretum.

##### Airport Impact Area:

Due to the impact of daily airport operations on residential development, future residential developments in the area most impacted by the Chesterfield County Airport, currently designated on the Zoning Map for Chesterfield County as the Outer Airport Height Obstruction Limit, should have mechanisms to notify future home owners about the location and effect of the Airport before the purchase of their homes.

#### Southern Jefferson Davis Corridor Plan

##### Note 1:

Other uses appropriate in this area include - Light Industrial Uses.

#### Small Asterisk \*

The first opportunity site is the southwestern quadrant of a planned interchange along Jefferson Davis Highway, an area bounded by a planned limited access road to the north and fronting Jefferson Davis Highway to the east and Happy Hill Road to the south and west. This site has the potential to support a neighborhood-oriented mixed use center.

#### The Southern and Western Area Plan

##### General Note

With in all land use categories, zoning requests should be analyzed to determine the impacts of individual uses on existing and anticipated area development. If compatibility problems are anticipated, they should be addressed during the zoning process or by requesting a less intense classification.

#### Note 2:

##### Detailed Service Center Plans

Detailed land use plans were undertaken in conjunction with interested citizens for two intersection locations that offer varying potential for providing neighborhood services.

##### Harrowgate/Happy Hill Road Intersection:

Map 7 shows detailed land use recommendations developed for this area. The complexity of site design issues/relatively small parcel sizes, access limitations, close proximity of existing residences) indicates that careful development will be required when an appropriate mix of neighborhood transition uses, such as small offices, is accommodated.

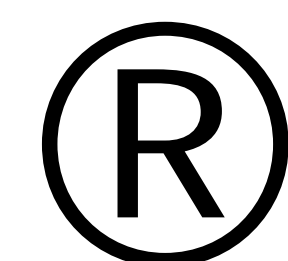
The notes geographies are generalized.  
For more information, please contact  
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map  
prepared by Chesterfield County  
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels



0 0.3 0.6  
Miles

